

STATE BOUNDARY COMMISSION

ACT 191

CRITERIA QUESTIONNAIRE

FOR INCORPORATION

RECEIVED
DEPT. OF LABOR & ECONOMIC GROWTH

JUL 28 2008

STATE BOUNDARY COMMISSION

BOUNDARY COMMISSION QUESTIONS FOR DEVELOPING PUBLIC HEARING INFORMATION

The term "unit" as used throughout this questionnaire refers to your township, city or village.

I. POPULATION

A. Indicate the total population of your unit for each of the following:

1980 2046 1990 1923 2000 1974

II. POPULATION DENSITY AND LAND AREA

A. Indicate the total number of acres or square miles in your entire unit and the population density (population/area) for 2000:

1. Total number of acres 1053 or square miles _____.

2. Density for 2000 equals 1.87 population per acre
or _____ population per square mile.

B. If the Commission expanded the area for consideration please include separate figures for that area:

Total acres 75 or square miles _____ in expanded area.

Population 88 in expanded area.

III. LAND USE

- A. Enclose a copy of the long range plan for your unit or larger area (e.g. comprehensive Master Plan, Land Use Plan, Growth Management Plan).

If your unit does not have such a plan, include a county plan or other, if

available. List enclosures: Huron County Master Plan

Sebewaing Township Master Plan

B. Zoning

1. Does your unit have a zoning board or commission?

Yes x No

If yes, under what public act? Section 5 of Act 207 of Public Acts
of 1921

2. Has your unit has adopted a zoning ordinance?

Yes x No

If yes, enclose the applicable county zoning ordinance and map.

If no, is your unit in the process of initiating a zoning ordinance?

Yes No

If yes, to what stage is it developed?









3. If the Commission expanded the area for incorporation, what is the zoning for that area? RA-1 (one family residential) Agricultural
RA-2 (school)

4. Is any portion of the area proposed for incorporation being considered for rezoning? Yes No x

If yes, describe the portion and the proposed change.

VILLAGE OF SEBEWAING

ZONING

	"AGR" Agriculture		"MHP" Mobile Home Park
	"C" Commercial		"MR" Multiple Residential
	"M1" Light Manufacturing		"RA1" Family Residential
	"M2" Heavy Manufacturing		"RA2" Family Residential



5. List below the approximate acreage of the land zoned in your unit.

	A. Number of Acres Zoned	B. Number of Acres Used as Zoned	C. % of Acres Used as Zoned (B/A x 100)
RESIDENTIAL	<u>465.385</u>	<u>418.8</u>	<u>90%</u>
COMMERCIAL	<u>273.925</u>	<u>82.2</u>	<u>30%</u>
INDUSTRIAL	<u>82.963</u>	<u>40.1</u>	<u>50%</u>
AGRICULTURAL	<u>11.205</u>	<u>.25</u>	<u>98%</u>
OTHER	<u>23.429</u>	<u>.94</u>	<u>4%</u>

IV. STATE EQUALIZED VALUATION

Provide the state equalized valuation of your unit for the last three years.

Start with present year:

A. Real Property	200 <u>8</u>	200 <u>7</u>	200 <u>6</u>
Residential	\$ <u>27,400,300</u>	\$ <u>27,420,700</u>	\$ <u>27,483,200</u>
Commercial	\$ <u>8,280,700</u>	\$ <u>8,306,900</u>	\$ <u>8,327,500</u>
Industrial	\$ <u>2,040,800</u>	\$ <u>2,616,600</u>	\$ <u>2,402,800</u>
Agricultural	\$ <u>149,600</u>	\$ <u>121,800</u>	\$ <u>137,600</u>
Developmental	\$ <u></u>	\$ <u></u>	\$ <u></u>
Timber Cutover	\$ <u></u>	\$ <u></u>	\$ <u></u>
Utilities	\$ <u></u>	\$ <u></u>	\$ <u></u>
TOTAL	\$ <u>37,871,400</u>	\$ <u>38,466,000</u>	\$ <u>28,361,200</u>

B. Personal Property	200 <u>8</u>	200 <u>7</u>	200 <u>6</u>
Residential	\$ <u></u>	\$ <u></u>	\$ <u></u>
Commercial	\$ <u>958,500</u>	\$ <u>1,077,000</u>	\$ <u>1,122,400</u>
Industrial	\$ <u>2,458,300</u>	\$ <u>2,332,500</u>	\$ <u>2,699,800</u>
Agricultural	\$ <u></u>	\$ <u></u>	\$ <u></u>
Developmental	\$ <u></u>	\$ <u></u>	\$ <u></u>
Timber Cutover	\$ <u></u>	\$ <u></u>	\$ <u></u>
Utilities	\$ <u>187,700</u>	\$ <u>184,500</u>	\$ <u>186,400</u>
TOTAL	\$ <u>3,604,500</u>	\$ <u>3,594,000</u>	\$ <u>4,008,600</u>

- C. Give the current equalization factor for your unit: 200 8 EF 1.00
- D. Give the most recent year's state equalized valuation for the area proposed for incorporation \$ 41,475,900. If the Commission expanded the area give the S.E.V. for that area \$ 3,528,100.

V. ALLOCATED AND VOTED MILLAGE RATES FOR THE LAST 3 YEARS

(Purpose: General Fund, Debt Retirement, Pension Fund)

Start with present year:

SEE FOLLOWING PAGES

200

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
TOTAL	_____	TOTAL	_____	TOTAL	_____

200

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
TOTAL	_____	TOTAL	_____	TOTAL	_____

200

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
TOTAL	_____	TOTAL	_____	TOTAL	_____

V. ALLOCATED AND VOTED MILLAGE RATES FOR THE LAST 3 YEARS

2005

County Millage

County Operating:	4.38070
Transit:	.19910
Older Citizens:	.19910
Medical Care:	.48870
County Roads:	.99710
Total:	6.26470

TOWNSHIP MILLAGE:

Township General Operating:	1.28200
Emergency Services:	.98610
Township Roads:	3.97220
Township Library:	.49580
Township Sinking Fund:	.24770
Total:	6.9838

SCHOOL

USA School Operating:	18.00000
USA School Debt:	7.00000
Tuscola Co. ISD	4.25060
State Education:	6.00000
Total:	35.2506

VILLAGE

Village General Operating:	10.68940
Village Streets:	3.86200
Village Water:	2.93560
Total:	17.48700

2006

County Millage

County Operating:	4.38070
Transit:	.19910
Older Citizens:	.19910
Medical Care:	.48870
County Roads:	.99710
Veterans:	.08000
Total:	6.34470

TOWNSHIP MILLAGE:

Township General Operating:	1.28200
Emergency Services:	.98610
Township Roads:	3.97220
Township Library:	.49580
Township Sinking Fund:	.24770
Total:	6.9838

SCHOOL

USA School Operating:	18.00000
USA School Debt:	7.00000
Tuscola Co. ISD	4.24090
State Education:	6.00000
Total:	35.2409

VILLAGE

Village General Operating:	10.68940
Village Streets:	3.86200
Village Water:	2.93560
Total:	17.48700

2007

County Millage

County Operating:	4.38070
Transit:	.19910
Older Citizens:	.19910
Medical Care:	.48870
County Roads:	.99710
Veterans:	.08000
Total:	6.34470

TOWNSHIP MILLAGE:

Township General Operating:	1.28200
Emergency Services:	.98610
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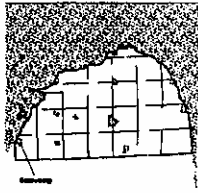
SCHOOL

USA School Operating:	18.00000
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VILLAGE

Village General Operating:	10.68940
Village Streets:	3.86200
Village Water:	2.93560
Total:	17.48700

22 - VILLAGE OF SEBEWAING



APPROVED
 4.00 - MILES OF MAJOR STREET
 5.00 - MILES OF LOCAL STREET
 FOR THE PERIOD
 JULY 1, 2008 TO JUNE 30, 2009
 BY
 ACT BY CERTIFICATION ENGINEER
 ON
 DATE OF APPROVAL

**VILLAGE OF SEBEWAING
 HURON COUNTY**

T 14N - R 16E
 POP. 1,374 - 2000 CENSUS
 STREET SYSTEM
 THE MICHIGAN HIGHWAY LAW
 PUBLIC ACT 51 OF 1961, AS AMENDED
 MICHIGAN DEPARTMENT OF TRANSPORTATION
 1 inch equals 500 feet Map Date 10/04

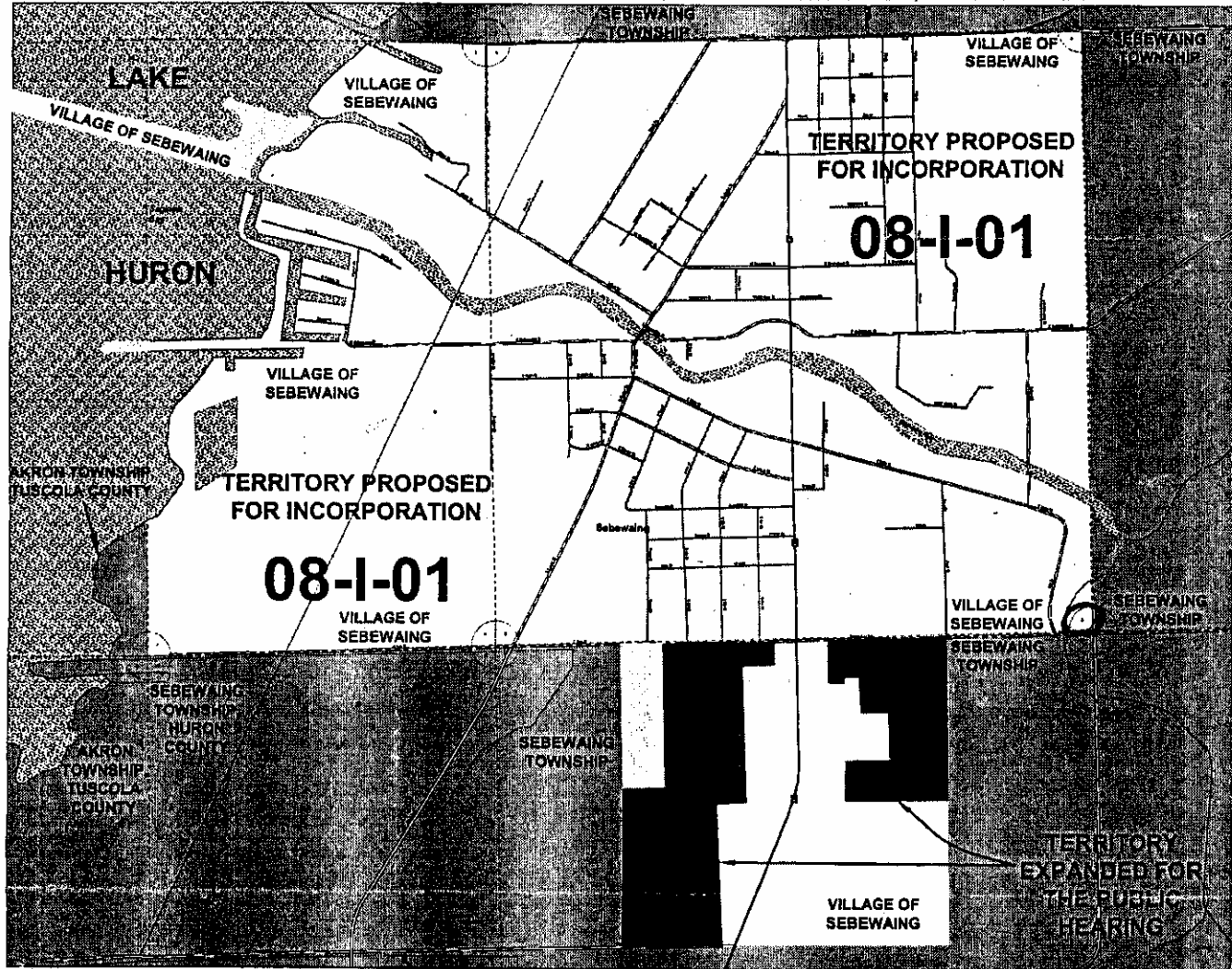
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- | ROAD SYSTEM | LEGEND | TOPOGRAPHY |
|----------------------------|--------|------------|
| STATE TRUNKLINE | | WETLANDS |
| COUNTY PRIMARY | | WETLANDS |
| COUNTY LOCAL | | WETLANDS |
| CITY MAJOR | | WETLANDS |
| CITY LOCAL | | WETLANDS |
| ADJACENT JURISDICTION ROAD | | WETLANDS |
| 1/2 IN. OR 20 IN. | | WETLANDS |
| UNIMPROVED ROAD | | WETLANDS |
| STATE PARK ROAD | | WETLANDS |
| WETLANDS | | WETLANDS |
| WETLANDS | | WETLANDS |
| WETLANDS | | WETLANDS |

Revised Date: January 2, 2009

MAP REVISIONS BY MDLEG/BCC/OLSR FOR STATE BOUNDARY COMMISSION LEGAL SUFFICIENCY DOCKET NO. 08-1-01
 REVISIONS DRAWN BY: KEL - JUNE 9, 2008 REVISED ON JUNE 20, 2008 BY KEL FOR SEPTEMBER 4, 2008 PUBLIC HEARING





MUXLOW

SURVEYING & ENGINEERING

4004 MAIN ST.
BROWN CITY, MI 48418
(810) 346-2200
(810) 346-4440 FAX
tmuxlow@browncitymi.net
muxlowsurveying.com

VILLAGE OF SEBEWAING
SEBEWAING
222 N CENTER ST
SEBEWAING, MI 48759

PETITION FOR
CITY INCORP.

SECTIONS 7, 8 & 17
VILLAGE OF SEBEWAING
HURON COUNTY, MI

PERIMETER MAP FOR
LEGAL SUFFIC. REVIEW

ISSUED FOR:

PRELIMINARY REVIEW
PRELIMINARY REVIEW
11/30/07

REVISIONS:

Δ Δ Δ Δ Δ Δ Δ Δ

FILE: 07-016DWG
PROJECT MGR: TAM
DESIGNED BY:
DRAWN BY: CJO
SCALE: 1" = 1000'

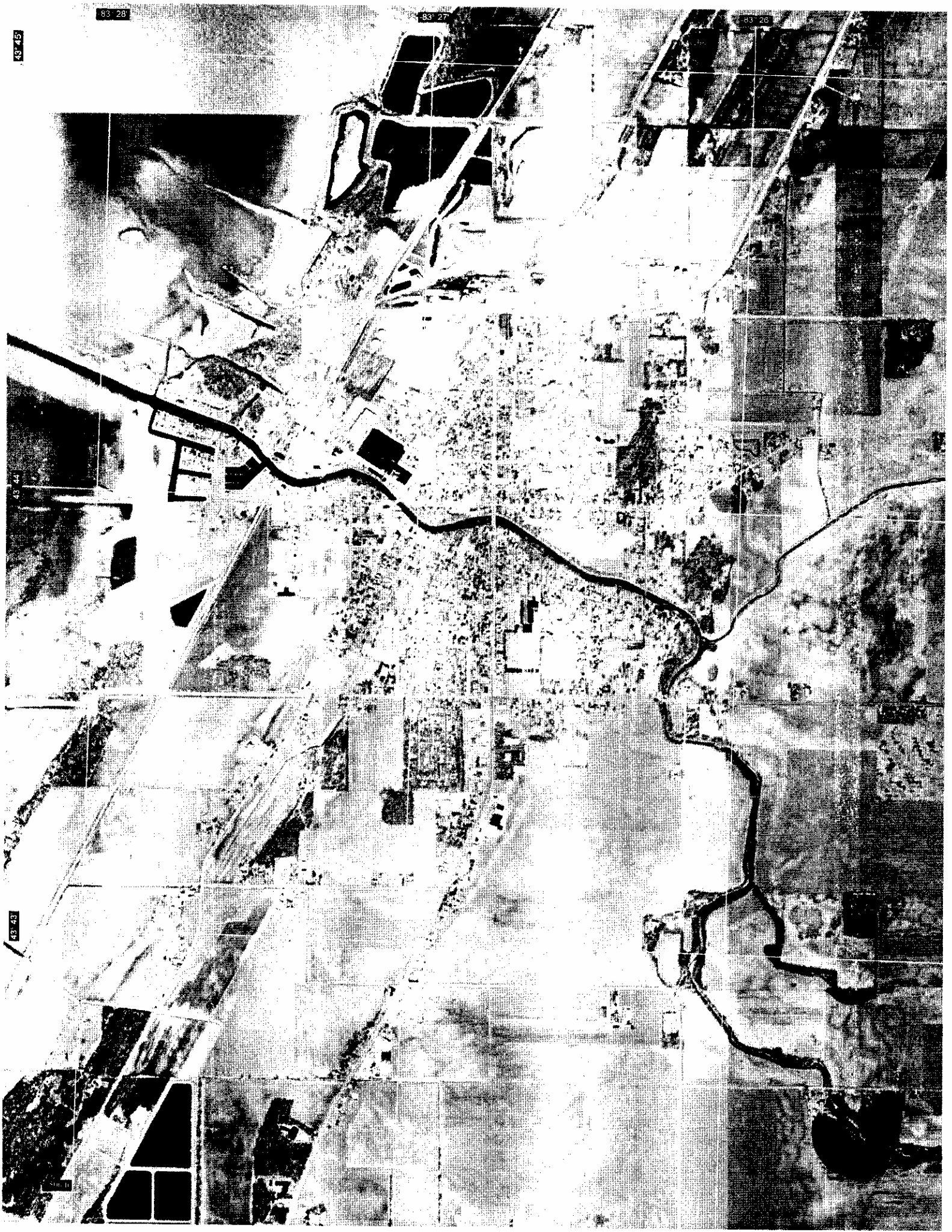
SHEET: 2 OF 2

PART 1a

07-016



0' 500' 1000'
SCALE: 1" = 1000'



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83 27

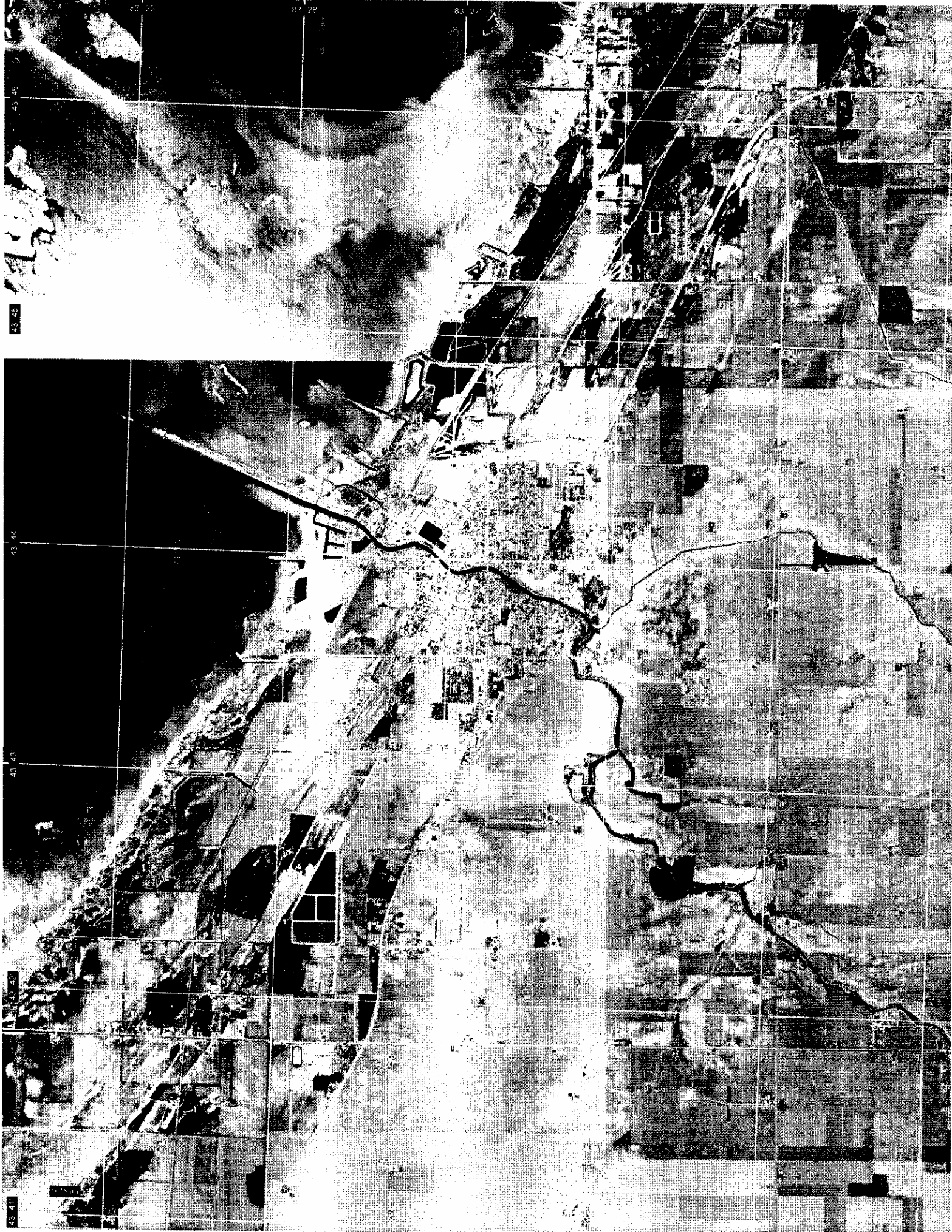
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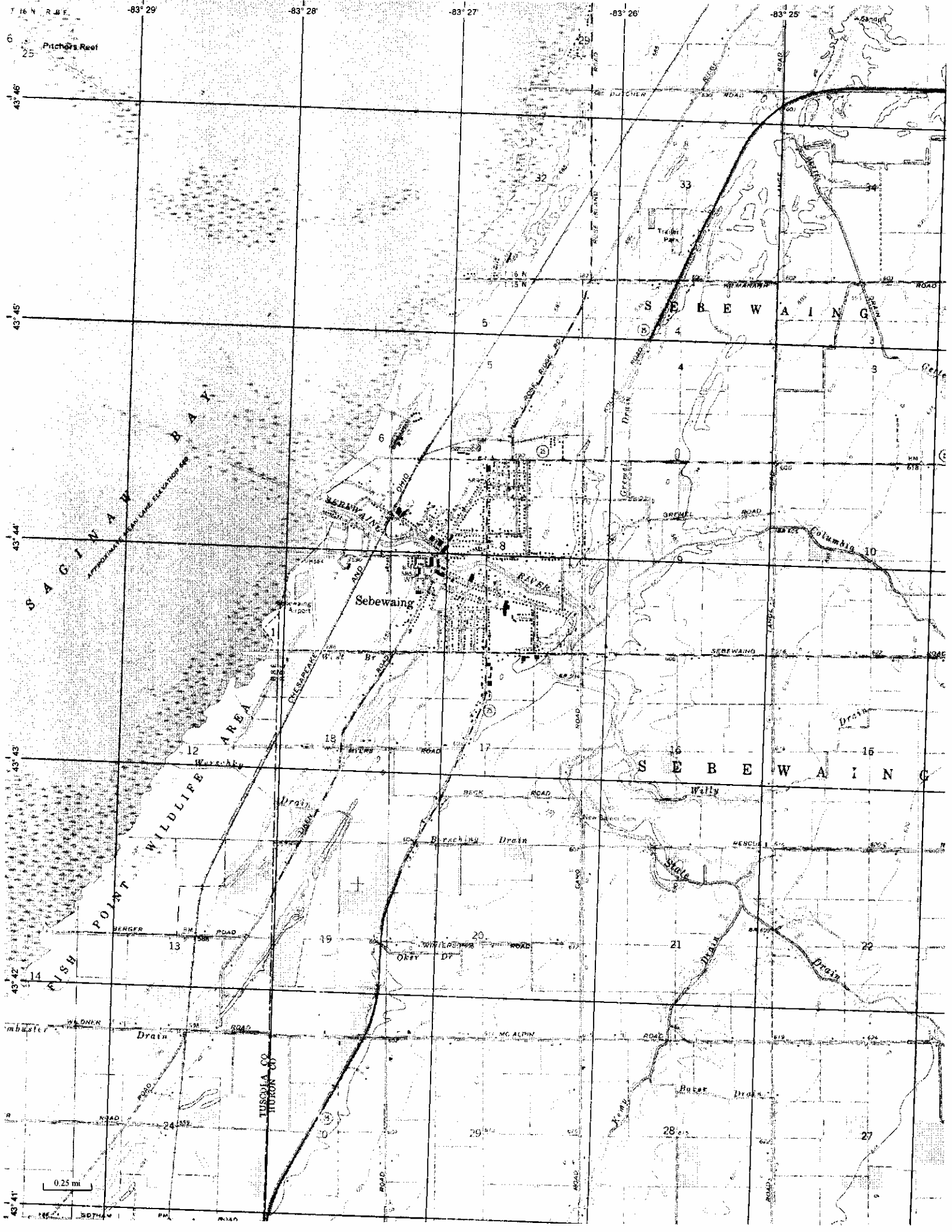
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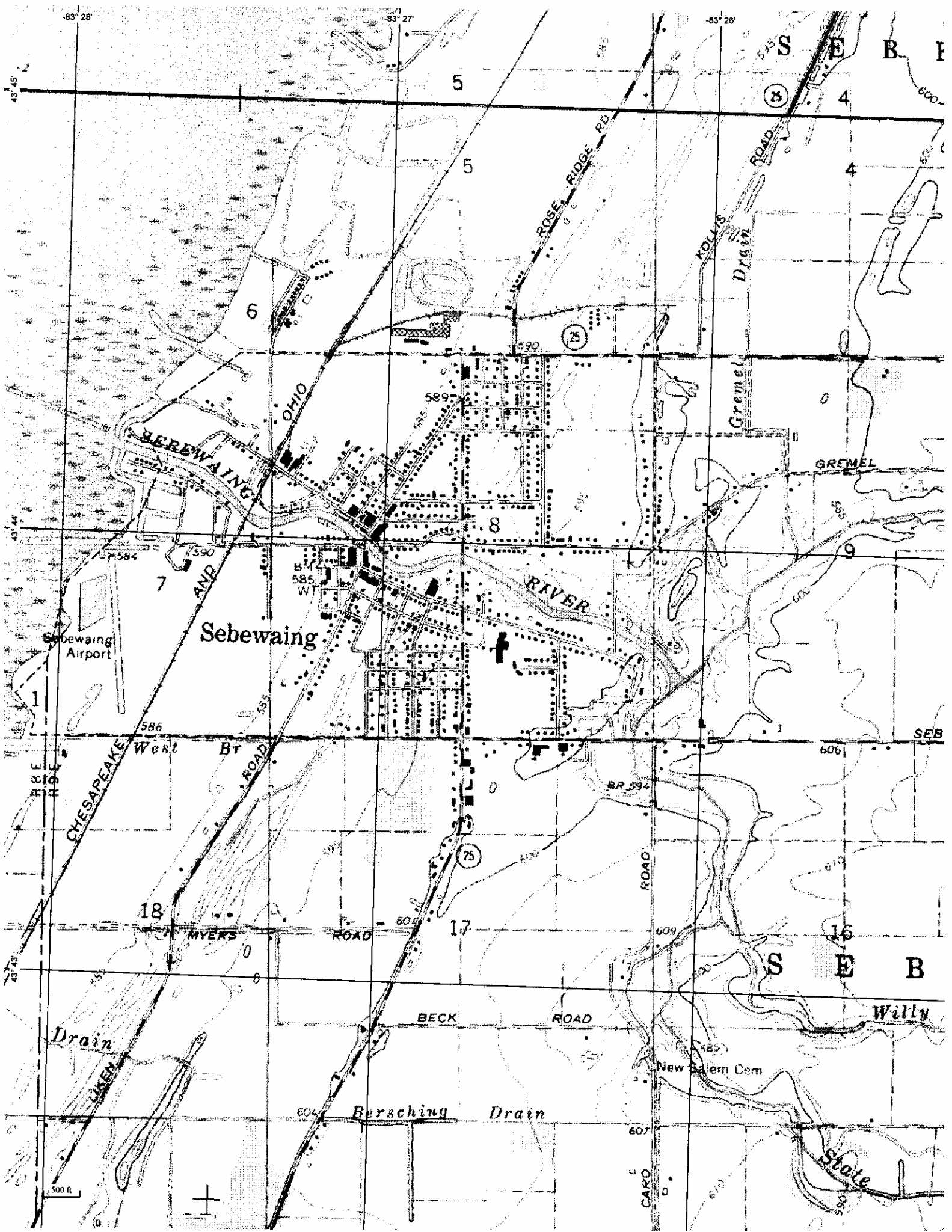
43 44

43 43









VI. TOPOGRAPHY / NATURAL BOUNDARIES / DRAINAGE BASINS

- A. Unusual or restrictive topographic features that could inhibit the use or development of the area proposed to be incorporated are:

<input type="checkbox"/> Extreme changes in elevation	<input checked="" type="checkbox"/> Wetlands
<input type="checkbox"/> Perk test failure	<input type="checkbox"/> Bedrock near the surface
<input checked="" type="checkbox"/> Flood plain	<input checked="" type="checkbox"/> Prime agricultural land
<input checked="" type="checkbox"/> Drainage basin	<input type="checkbox"/> Other _____

- B. How does this proposed incorporation relate to natural boundaries and drainage basins? (Include aerial map if available.)

Attached _____

VII. BOUNDARY HISTORY

- A. During the past 10 years, has your unit been involved in any proposed detachments, incorporations, annexations, or consolidations?

Yes ☒ No ☐

If yes, list the following for each case (attach extra sheets if necessary):

TYPE OF ADJUSTMENT PROPOSED: Annexation

(Detachment, incorporation, annexation, consolidation)

REQUEST INITIATED BY: Property Owner

(Registered electors, property owners, city council, township board)

DATE REQUEST FILED: 10/16/00 DATE OF DECISION: 12/03/01

DECIDED BY: County Commission Resolution

(Referendum, County Commission resolution, City Council resolution, City/Township mutual resolutions, State Boundary Commission action, Circuit Court, other court)

FINAL DECISION/ACTION: 01/22/02

- B. Of the annexations accomplished, are these areas receiving all the city's services? Yes X No

Number of annexations in past 10 years: 1 .

If no, list the areas not receiving services and the services they lack:

- C. Does your unit have any joint policies or agreements with adjacent units of government?
Yes X No

Please list policies covered and units involved

TYPE OR FUNCTION INVOLVED	UNITS INVOLVED
<u>Marina</u>	<u>Village of Sebewaing and Sebewaing</u>
	<u>Township</u>

VIII. PAST AND PROBABLE FUTURE GROWTH & DEVELOPMENT

- A. Please indicate the number of building permits issued for the following categories by your unit of government within the last 3 years?

 0 Industrial 1 Single Residential Units
 2 Commercial 0 Multiple Housing Structures

- B. Business development

1. How many new businesses opened in the last 5 years? 15
How many new jobs were created? 200

2. How many businesses expanded their operations in the last 5 years?
 4
How many new jobs were added? 18

3. How many businesses reduced their operations in the last 5 years?

2

How many jobs were lost? 2

4. How many businesses moved or closed their operations in the last 5 years? 12

How many jobs were lost? 60

C. Have any special studies been conducted in your area regarding the general economic situation?

Yes ___ No X In Process ___

If yes, enclose copy.

D. Which of the following development tools serve your unit?

X

Economic Development Corporation (PA 338, 1974)

Local Development Finance Authority (PA 218, 1986)

Tax Increment Finance Authority (PA 450, 1980)

Downtown Development Authority (PA197, 1975)

Shopping Center Redevelopment Area (PA 120, 1961)

Empowerment Zone/Enterprise Community/Enterprise Zone

Local Revolving Loan Fund

X

Other Sebewaing Beautification Committee

IX. NEED FOR ADDITIONAL PUBLIC SERVICES

A. Which additional services not presently available to your unit, residents, and/or property owners do you consider necessary in the area proposed for incorporation?

	SERVICE	DATE IT CAN BE AVAILABLE
1.	N/A	
2.		
3.		
4.		
5.		

- B. Of the services listed above, which is expected to be difficult to obtain?

N/A

Why? _____

**X. PROBABLE EFFECTS OF PROPOSED INCORPORATION ON THE
COST AND ADEQUACY OF SERVICES**

- A. If incorporation takes place, how will the change affect the unit of government involved?

Former village residents will only have to deal with one unit of government instead of two. Residents will no longer pay township taxes thus residents will be the beneficiary of a reduction in taxes. Services will remain unchanged.

- B. If incorporation takes place and public services are improved, what additional cost will the affected areas incur, and how adequate will those services be?

It is not anticipated that there will be a need to improve public services since the current services and levels are adequate. The city will have to assume assessing property costs and the costs for elections. It may be possible to contract for assessing without hiring a full-time assessor, and the added costs for elections will be for general and special elections.

- C. If incorporation takes place, what will be the financial effect on the remaining area from which the incorporated area is removed?

It is estimated that Sebewaing Township's revenues will decrease by 5.2542 mills in property taxes. However, the Village of Sebewaing residents have been paying the extra-voted road millage and contributing 3.97220 mills but have been receiving zero dollars back.

- D. If incorporation takes place what will be the financial effect on the incorporated area?

Since the village is already providing services to it's residents, in all likelihood the impact on the city residents will be minimal other than millage rates. Residents in the incorporated area would save 5.2542 mills paid to the township for general operating expenses and township roads. The current millage levy of village residents is 66.0464, or 48.0464 if Millage after incorporation would be 60.7922, or 42.7922 if homesteaded. There would be some additional costs to the city for elections, assessing, and other functions that the township is providing, however, it is expected that if the village became a city there would be no need to change millage levy for operation.

XI. PUBLIC SERVICES

A. Public Water

1. Does your unit provide public water service? Yes X No
2. If yes, who owns the water treatment plant(s)? Village of Sebewaing
3. If the water treatment plant does not belong to your unit, does your unit have a utility equity in the water system? Yes No
4. How many public water customers does your unit serve? 919
5. Give the number of homes and also the section numbers in which public water is not available.
No. of homes Section No(s).
6. Maximum capacity of your public water system is
1.2 million GALS/PER/DAY.
Average present usage is 280,000 GALS/PER/DAY, 23 % of capacity.
7. Is your unit under orders or has it been cited by the Michigan Department of Environmental Quality, Department of Natural Resources, Water Resource Commission or any other state or federal agency for any specific problem? Yes No X

8. If yes, give the nature of the orders or citations, dates, and what actions have been taken

9. Have the issues been addressed or resolved satisfactorily?
Yes ___ No ___

If not, please explain either why not or provide the current status:

10. Does your unit serve public water to the entire area proposed for incorporation? Yes ___ No X (8 residential, 2 small business)

11. If not, how near are water mains of a size adequate to serve the entire area? Within a few hundred feet

12. How is your public water system financed?

___ General obligation bonds X Consumption fees
___ Special assessments ___ Tap-in fees (amount \$ ___)

13. What is the estimated cost per linear foot to install water lines in the street?
\$ 88.00 per ft (including street repair)

What is the estimated cost per linear foot to extend lines on site?
\$ 1,500 to \$5,000 per customer

14. If public water service is not available, what other types of water services are available to residents?

If not affordable, resident can request to council to drill a private well. This would not be the case to the 10 that do not have water.

15. Have any governmental agencies placed any restriction on adding new customers to you public water system?

If yes, describe these restrictions.

No

16. Do you have any plans to expand your water system in the new future?

Yes ___ No x

If yes, what presently unserved sections or areas will receive services?

17. How many new customers are expected to be served? 0

18. What is the estimated total number of customers who will ultimately be served following this expansion? N/A

19. This expansion is:

___ under study ___ under contract ___ under construction

20. Estimated date service will be available: _____

21. What charges do customers within your unit pay to receive public water?

\$ _____ hookup fees Costs of connection only

\$ 2.24 per 1000 gals.

22. If water is purchased under contract, do customers outside the unit pay the same rate as those within the unit providing the service?

Yes ___ No x

If no, what charges do customers outside the unit pay to receive public water? \$ 1.75 x

23. Are special charges made in lieu of an assessment?

Yes ___ No X

If yes, what are the charges? \$ _____

24. What must customers outside the providing unit do to receive this public water?

Request and get approval and pay fee.

25. If incorporation does not occur, how soon would the area proposed for incorporation receive public water services?

No plans

B. Sanitary Sewer

1. Does your unit provide sanitary sewer service?

Yes X No ___

If yes, who services the treatment plant?

Department of Public Works

2. If the sewage treatment plant does not belong to your unit, does your unit possess a utility equity in the sewer system?

Yes ___ No ___

3. How many sewer customers does your unit serve now? 801

4. How many homes in your unit do not have sewer hookups available?

3

In what sections or areas?

Southwest, Southeast, Northwest

5. What is the highest level of waste water treatment is being provided:
Primary ____ Secondary X Tertiary ____
6. What methods of waste water treatment are being used?
(Check all that apply.)
____ Activated Sludge
X Lagoons
____ Rotating Biological
____ Contactors or Disks
____ Sequencing Batch Reactors
____ Trickling Filter
____ Groundwater Discharge Mound
____ Sand Filter
____ Other _____
7. Where does the wastewater treatment plant discharge its effluent?
Surface water (Name/Location) Werschky Drain, Liken Road
Ground infiltration (Name/Location) _____
8. Maximum capacity of the sewer system is 225,000 gal/day.
9. The average usage is 220,000 gal/day 98 % capacity.
10. Does your sewer ordinance require residents to hook up?
Yes X No ____
If yes, how near does the sewer line have to be? 100 feet
11. Does your unit provide sanitary sewer service to the area proposed for incorporation? Yes X No ____
12. How is your sewer system financed?
____ General obligation bonds
____ Special assessments
____ Tap-in fees (Amount \$ _____)
____ Revenue bonds
X Consumption Rates
____ Other: _____
13. What is the cost per foot for installation of sewer lines in the street?
\$ 250.00
What is the estimated cost per foot for extension on site? \$ 225.00

14. Are you under orders to improve your waste water treatment?
Yes ___ No x
If yes, describe: _____
15. Do you have any plans to expand the sewer system in the near future?
Yes ___ No x
If yes, what sections or areas will receive services?

16. Have you received approval from the involved state agencies for expansion of the sewer system? Yes ___ No x
17. What is the estimated total number of customers who will ultimately be served by this expansion? 6
18. This expansion is:
x under study ___ under contract ___ under construction
19. Estimated date service will be available: 2010
20. What do customers within your unit pay to receive sewer service?
\$ _____ connection fee (time and connection fee)
\$ 3.35 per 1000 gal. (plus \$20.00 per month Ready to Serve charge)
21. If sewer service is purchased under contract, do customers outside the unit pay the same rate as those within the unit providing the services?
Yes ___ No x
If no, what charges do customers outside the unit pay to receive sewer service? \$ 3.50/1000 gal plus \$22.50 Ready to Serve Charge

22. Are special charges made in lieu of an assessment?

Yes ☒ No ☐

If yes, what is the amount? \$ 1,500.00 capacity fee

23. What must customers outside the providing unit do to receive this sewer service?

Pay for sewer lead if service is available

24. If incorporation does not occur, how soon would the area proposed for incorporation receive sewer service? _____

C. Fire Protection

1. Fire protection for your unit is provided by:

a. ☐ your own department

b. ☐ contract from another unit

c. the Sebewaing Fire Authority Fire District which serves the following units: Village of Sebewaing, Sebewaing Township

2. Underwriters rating: Protection Class 7

3. What is the staffing composition of the fire department that provides fire protection to your unit?

Full-time _____ Volunteer 20

4. How is the fire department financed?

☐ Special Assessment

☒ Charge for each fire run

☐ General obligation bonds

☐ General operating funds

☒ Other Voted Millage

5. Who provides fire protection to the area proposed for incorporation?

Sebewaing Township Underwriters rating: Protection Class 7

6. If the incorporation is approved, who would provide fire protection?

Sebewaing Fire Authority

7. How near is the fire station now providing fire protection to the area proposed for incorporation?

The fire station is located in the Village of Sebewaing.

8. If the incorporation is approved, how near is the fire station that provides fire protection?

Same as above

D. Police Protection

1. Police protection for your unit of government is provided by:

X your own department

 the county sheriff

 contract from another unit: _____

 from the _____ Joint Service District which serves the following units: _____

2. What is the staffing composition of the police department?

Full-time: 3 Part-time: 13

3. How is the police department financed?

 Special Assessment

 Charges for each police run

 General obligation bonds

 X General operating funds

 Other _____

4. Who provides police protection to the area proposed for incorporation?

Village of Sebewaing

5. If the incorporation is approved, who would provide police protection?

Village of Sebewaing

6. How near is the police station now providing police protection to the area proposed for incorporation? Located in the Village

7. If the incorporation is approved, how near would be the police station providing police protection? Located in the Village

E. Refuse and Garbage

1. Does your unit provide refuse and garbage collection service?

☒ Yes; this service is provided by:

☐ your unit (direct operation).

☒ your unit via contract with private firm.

☐ your unit via an intergovernmental or regional contract.

☐ No; this service is provided by private arrangements between residents and property owners with individual haulers.

☐ No; this service is not available.

If the answer to 1 was "Yes," please respond to the following:

How many homes are served? 734

How often is the pickup made? weekly

How is the service financed?

☐ Special Assessment

☒ Each homeowner billed for service by governmental unit

☐ General operating funds

☐ Paid by resident to individual hauler

F. Street Lights

1. Does your unit have a street light program? Yes ☒ No ☐

If yes, how is the program financed? Village pays street lighting rates to Light and Water Department

2. Approximately what percentage of the area is served? 95%

G. Library Service

1. Does your unit provide library service? Yes ☐ No ☒

If yes, is it: ☐ unit operated ☐ county wide ☐ area wide

H. School District Unionville Sebewaing Area Schools

I. Other services available to your unit's residents

Type of service	Furnished by unit or on contract?	Method of financing
1. <u>Tree trimming & removal</u>	<u>Unit</u>	<u>Handled through Light & Water</u>
2. <u>Electrical Appliance repair</u>	<u>Unit</u>	<u>Handled through Light & Water</u>
3. <u>Recycling</u>	<u>Unit</u>	<u>Village general fund</u>
4. <u>Black dirt & stone</u>	<u>Unit</u>	<u>Handled through Light & Water</u>

XII. FINANCIAL ABILITY TO PROVIDE AND MAINTAIN SERVICES TO AREA

A. What major capital improvements have taken place in your unit in the last five years, and how were they financed?

IMPROVEMENT	FINANCED
1. <u>Water Mains</u>	<u>Service fees</u>
2. <u>Sewer</u>	<u>Service fees</u>
3. <u>Village Office</u>	<u>Budgeted</u>
4. <u>Ligth & Water Office</u>	<u>Budgeted</u>

B. Does your unit currently have an application for bonds before the Michigan Municipal Finance Commission? Yes No X
If yes, state the kind of bond, purpose, total amount of bonded indebtedness and the maturity date.

KIND	PURPOSE	AMOUNT	MATURITY DATE
<u> </u>	<u> </u>	\$ <u> </u>	<u> </u>
<u> </u>	<u> </u>	\$ <u> </u>	<u> </u>

1. Does your unit of government have any bonded indebtedness in place or in process that affects the area proposed for incorporation?
Yes ☐ No ☒

Yes x No

If yes, state the following about the debt:

KIND	PURPOSE	AMOUNT	MATURITY DATE
<u>General Obligation</u>		\$	
<u>Bond</u>	<u>Water & Sanitary</u>	<u>525,000</u>	<u>09/01/2012</u>
	<u>Improvement</u>		

Also, if yes attach copies of any "Order of Approval" issued to your unit by the Municipal Finance Commission that relate to bonds for sewer or water facilities serving the incorporation area and include copies of maps describing the physical location of the sewer and water lines.

2. Has your unit incurred any other liabilities relating to the area proposed for incorporation? Yes No x

If **yes**, describe the liabilities and their values (\$).

_____ \$ _____

_____ \$ _____

_____ \$ _____

3. Has your unit signed any other contractual agreements affecting the area proposed for incorporation? Yes No x

If yes, list the agreements and include copies.

JUN 19 1989



STATE OF MICHIGAN

DEPARTMENT OF TREASURY

TREASURY BUILDING

LANSING, MICHIGAN 48922

JAMES J. BLANCHARD, Governor
ROBERT A. BOWMAN, State Treasurer

ORDER OF APPROVAL

The Department of Treasury of the State of Michigan acting upon the completed filing, request number T-244, of the

COUNTY OF HURON
STATE OF MICHIGAN

for permission to issue "Sebewaing M-25 Water and Sanitary Sewer System Bonds" dated June 1, 1989, in the aggregate principal amount of \$525,000.00 for the purpose of defraying the cost of extending the water distribution system serving the Village of Sebewaing,

And having determined that the bonds may be issued in conformity with the Administrative Rules promulgated by the Department of Treasury; the provisions of Act 202, PA 1943, as amended, and Act 185, PA 1957, as amended, and authorized by a resolution adopted on May 9, 1989, and may be issued within applicable debt and tax limitations,

IT IS HEREBY ORDERED, that said completed filing is approved.

The Department of Treasury, in approving this application, has relied on information supplied by the municipality which would indicate the probable revenues pledged to the payment of such bonds will be sufficient to pay the principal thereof and interest thereon when due.

IT IS FURTHER ORDERED, that this approval is based upon documents currently filed with the Municipal Finance Division and no material changes, amendments or addenda may be made without the prior approval of the State Treasurer.

IT IS FURTHER ORDERED, that the municipality shall, within ten (10) calendar days after delivery of said obligation, file certified copies of (a) the resolution awarding the sale of the obligation or the report of the bids received, (b) proof of publication of the official notice of sale, (c) a specimen copy of the bonds, (d) the official statement, if any, and (e) a letter indicating the date of delivery of the first installment of the bonds if sold to a government agency.

Robert A. Bowman
Robert A. Bowman, State Treasurer

Dated: 6/15/89
Lansing, Michigan

4. Has your unit accumulated any assets attributable to the area proposed for incorporation? Yes ___ No x

If yes, describe the assets and their values (\$).

_____ \$ _____
_____ \$ _____
_____ \$ _____

5. What percent of your total sanitary sewer, public water, storm drainage and other utility exist in the area proposed for incorporation?

95 % sewer 95 % public water
95 % storm drainage 95 % other Electricity

XIII. GENERAL EFFECT UPON COMMUNITY OF PROPOSED ACTION

- A. What is the position of your government officials on this proposed incorporation?

The Village Council is in support of the proposed incorporation.

- B. What is the position of the residents of the proposed incorporation area towards this petition?

A majority of the village residents support the incorporation as a home rule city although some opposition is anticipated. In a recent survey conducted by Sebewaing Township, only 19% of village residents disagreed with incorporation at that time.

- C. What is the position of your constituents towards this petition?

Same as above

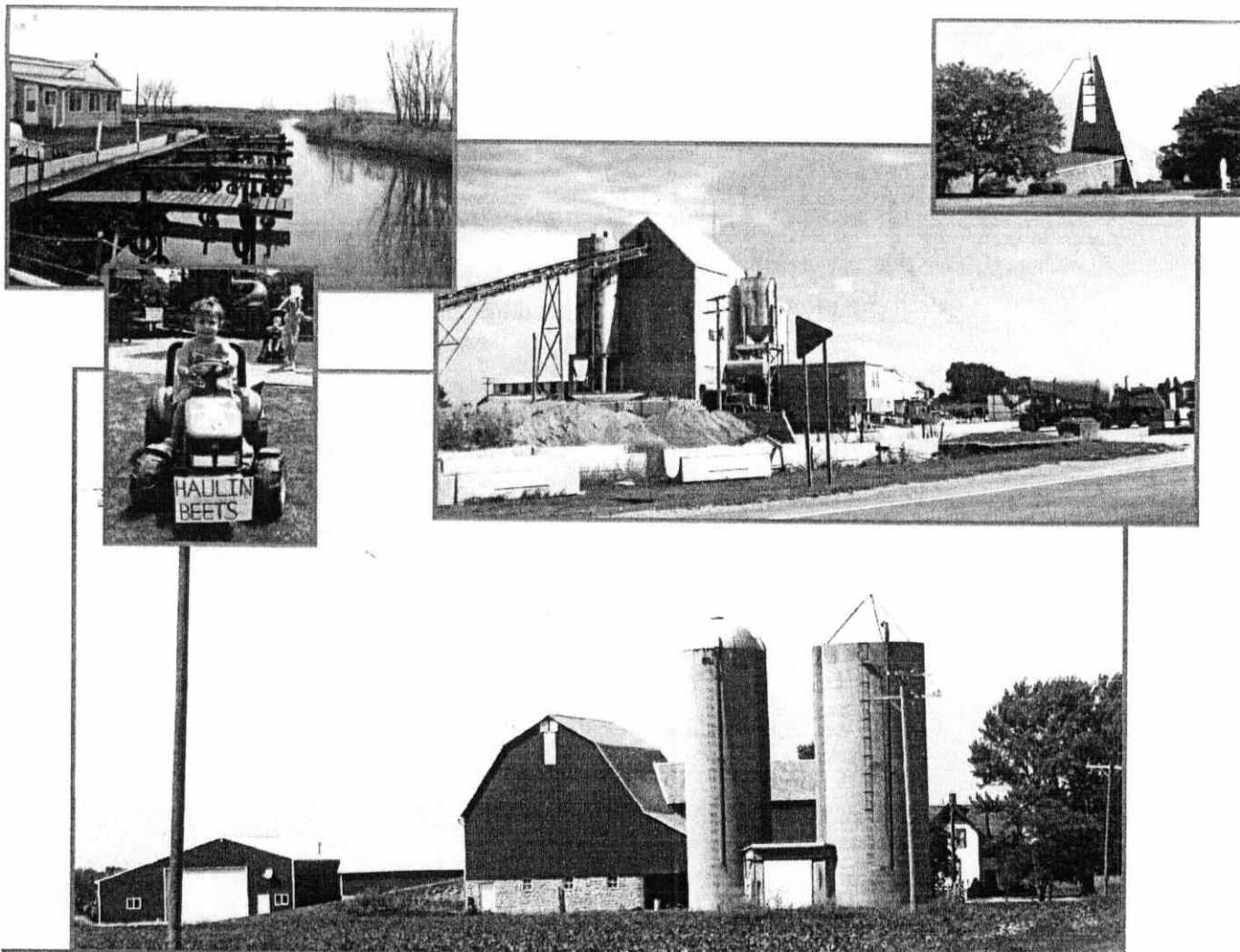
**XIV. WHAT IS THE RELATIONSHIP OF THE PROPOSED INCORPORATION
TO ANY ESTABLISHED TOWNSHIP, VILLAGE, CITY, AND COUNTY
OR REGIONAL LAND USE PLAN?**

The Village of Sebewaing is not specifically part of any Land Use Plan. The Village is not included in Sebewaing Township's Master Plan for Land Use. The County of Huron's plan has general guidelines with nothing specific to our entity.

Please provide the following information about the people who completed this questionnaire:

Name	Title/Company/Organization	Telephone (+ area code)
<u>City Committee</u>	<u>Village of Sebewaing</u>	<u>(989)883-2341</u>
<u>Lorraine Dutcher</u>	<u>Deputy Clerk</u>	<u>(989)883-2150</u>
<u>Jeff Schock</u>	<u>Superintendent Seb. L&W</u>	<u>(989)883-2700</u>
<u>Duane Dressler</u>	<u>Superintendent Seb Public Wks</u>	<u>(989)883-2660</u>
<u>William Owens</u>	<u>Sebewaing Police Chief</u>	<u>(989)883-2380</u>
<u>Marvin Gunsell</u>	<u>Fire Chief</u>	<u>(989)883-9330</u>

Date Completed 7-22-08



NOTE:

THIS TOWNSHIP MASTER PLAN WAS SUBMITTED BY THE VILLAGE OF SEBEWAING WITH THEIR QUESTIONNAIRE. WE ARE ATTACHING THE EXCERPTED PAGES THAT CONTAIN SECTIONS HIGHLIGHTED BY THE VILLAGE. BECAUSE WE DO NOT HAVE THE CAPABILITY TO REPRODUCE IN COLOR, THE SECTIONS HIGHLIGHTED BY THE TOWNSHIP ARE BLOCKED OFF INSTEAD.

C. Holmes
Office of the State Boundary Commission



Sebewaing Township Master Plan 2008 - 2018

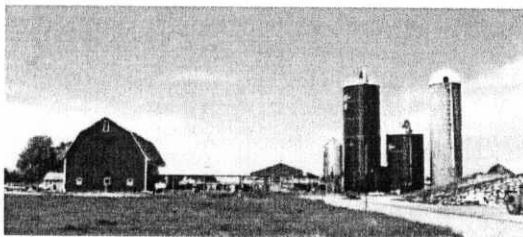
History of Planning in Sebewaing Township

Formal planning began in Sebewaing Township in the 1960's when the first Zoning Board was appointed and the first Zoning Ordinance was approved. In 1984, the Township created a Planning Commission. The Planning Commission developed the first Township Master Plan in 1985 and the zoning ordinance was updated shortly thereafter.

How the Sebewaing Township Master Plan was completed

Sebewaing Township began the process to update its Master Plan in January of 2007. It contracted with Spicer Group of Saginaw to assist the Township in the preparation of this Master Plan. The cost to complete the Master Plan was partially funded by the Michigan Coastal Zone Program of the Michigan Department of Environmental Quality through a grant from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.

While the Village of Sebewaing is legally part of Sebewaing Township, the Plan focuses primarily on the area of Sebewaing Township that is not part of the Village of Sebewaing. This is because the Village of Sebewaing has its own governing body and zoning ordinance. It should be noted, however, that Village residents were included in the community input survey for the Sebewaing Township Master Plan.



A dairy farm in Sebewaing Township

The Sebewaing Township Planning Commission met with the Spicer Group planning consultants 6 times between December, 2006 and February of 2008 to work on the plan. As required by Public Act 263 of 2001, the Township followed proper procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in Sebewaing Township. Then, a community input survey was developed and mailed to 700 households of the Township in March of 2007. Feedback from this survey along with the pertinent background data was used as the basis for the goals, objectives, and future land use as outlined within this Master Plan. A draft of this document was prepared in August of 2007 and delivered to the Planning Commission and Township

VI. Existing Land Use

How land is currently being used is perhaps the most critical piece of data to analyze among the physical characteristics of any community. This is called the *existing land use*. In many cases, the existing land use sets a pattern that is unlikely to change. In other less-defined areas, some properties can be evaluated for their development or conservation value and potential. The map of existing land uses and table of existing land uses are easy references for Sebawaing Township when it considers land use management decisions.

The project team began the existing land use assessment by studying aerial photography for Sebawaing Township. A draft of the existing land use map was developed. It was checked in the field in December of 2006 using the “windshield” survey technique of driving each road and taking notes for each property in the Township that is not a part of the Village. Township officials then reviewed the map for accuracy and final corrections were made.

Figure 8 shows how land uses are currently allocated in Sebawaing Township. Map 5 shows the existing land use.

Land Use Classifications and Analysis

The existing land uses in Sebawaing Township are divided into 8 classifications for the purpose of mapping. General definitions for these land uses and descriptions of these lands within the Township are described below.

1. **Agricultural** Includes land that is being used for crop production, grazing, and other related activities and accessory buildings such as barns and elevators. This is, by far, the largest category of existing land use in Sebawaing Township. More than 18,000 acres or 86 % of the land in the township is used for agricultural purposes.



Agriculture represents the largest use of the land in Sebawaing Township.

source of income to landowners. However, the towers are very large and they can be considered unsightly or intrusive on the landscape. More than 60% of respondents agreed or strongly agreed that they would support the development of large wind energy systems in Sebewaing Township. Another 25% were neutral.

Annexation

The Village of Sebewaing has been exploring the possibility of annexing from the Township and becoming a City. Question 24 asked Sebewaing Township residents their opinion on this matter. The responses were different depending on if the respondent was a village or non-village resident. Village residents were more favorable to this idea. More than half of them strongly agreed or agreed that the Village should be allowed to annex from the Township. Only 10% of non-village residents strongly agreed or agreed with annexation. Conversely, more than 45% of non-village residents disagreed or strongly disagreed with annexation. Only 19% of village residents strongly disagreed or disagreed with annexation. Figure 13 shows these differences.

It is noteworthy that both village and non-village resident respondents had a fairly high percentage of “neutral” responses. This may indicate that residents are not yet well-informed about the annexation process and its affects.

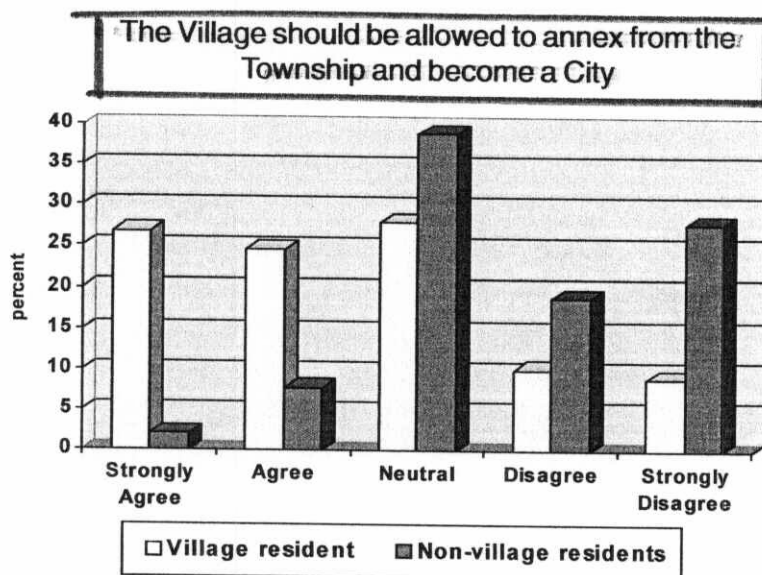


Figure 13 - Sebewaing Township residents feelings about annexing the Village from the Township differed depending upon where the respondents lived.

Open Ended Responses

The last two questions on the survey asked respondents to fill in answers. The first question asked respondents what they liked about Sebewaing Township and the second asked for one thing each respondent would do to improve Sebewaing Township. More than 60% of the respondents (214 people) filled in 341 different things that they liked about Sebewaing Township. The most popular reasons included the people, the community, quietness, safety, and the small town atmosphere. Twenty-six people responded that they liked “everything”. Those responses are grouped into the chart shown in Figure 14.

Mobile Home Park

The purpose of a mobile home park land use is to encourage an affordable environment for residents who, by preference or affordability, choose to live in a mobile or manufactured home rather than a conventional stick-built structure. To meet the need for affordable housing in Sebawaing Township, the Township has identified a future land use of Mobile Home Park on the northwest side of the Township. This land is adjacent to an existing mobile home park north of Kilmanagh Road along M-25 in Fairhaven Township. The existing mobile home park is well kept and fits well into the surrounding landscape. Sebawaing Township would like any mobile home park that it develops to do the same.

Multiple Family Residential

Sebawaing Township currently has identified one small area on its future land use map for high-density residential use. This is an ell shaped area around Myers and Loken Roads that abuts the Village limits. This future land use will help meet the need for retirement housing or condominiums as expressed in the community input survey. It could also be used for duplexes or multi-family apartment buildings. Its location was chosen because of availability of existing water and sewer utilities and its proximity to the Village. The density of the area would typically be 5 - 10 dwellings per acre.

Single Family Residential

Single family residential areas of the township are located in areas around the village and near the Unionville-Sebawaing Schools Complex. The single family residential area serves as a buffer between the agricultural areas of the township and the more intensely developed areas. The focus in a single family residential area as opposed to agricultural is that the land use is focused more upon housing and less upon farming. Lot sizes are typically smaller, usually 1 acre or less.

In this future land use category, development taking place needs to be designed so as not to negatively impact or detract from the general rural and natural character of the Township. Creative residential development should be considered and pursued. This may include the use of open space preservation, cluster



Future Single Family Residential uses would be located around the Village of Sebawaing.